

# R-3

SINGLE FAMILY  
MEDIUM DENSITY  
RESIDENTIAL

City of Aurora Texas  
Zoning Ordinance  
R-3 Residential Zoning Summary

## PURPOSE

The R-3 Single-Family Residential District is composed of medium density single-family residential areas in the City where high density residential development has occurred, or appears likely to occur. The regulations for the R-3 district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. To these ends, development is restricted to medium density single-family residential use where adequate water services and individual private OSS facilities are located at each home.

## Permitted Uses

- Adult Family Home
- One Family Dwelling, Attached
- One Family Dwelling, Detached
- Playground in conjunction with School, Park or Community
- Recreational Club
- Churches
- General Park Operations
- Golf Courses
- Power and Utility Easements (Underground Only)
- Public Agencies
- Public Facilities
- Public Parks
- Schools
- Special Events
- Trail Head Facilities
- Micro/Macro Antennas
- Parking Lots
- Crops, Trees and Vineyards
- Wind Generator Turbines

## Accessory Uses

- Accessory Apartments
- Accessory Buildings
- Home Occupations
- Rental Rooms
- Private Swimming Pools

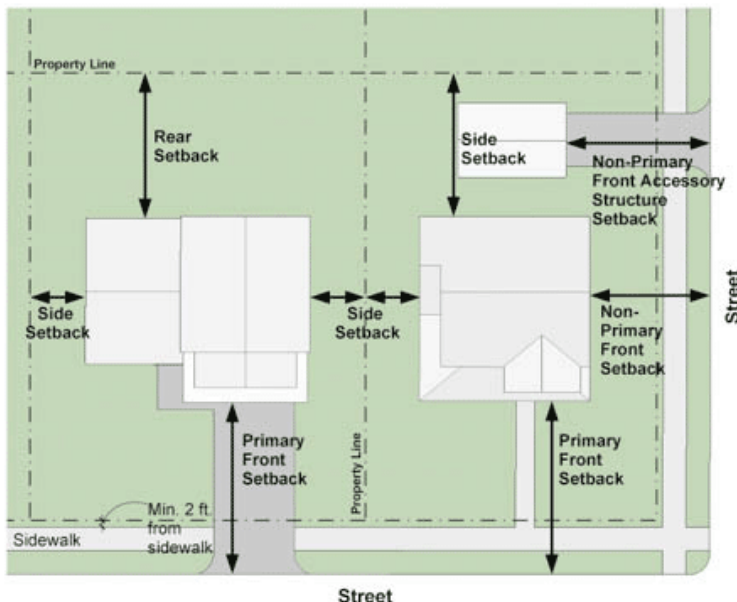
## Special Permit

- Bed and Breakfast
- Daycare

## Residential Zoning Dimension Standards

ZONING CLASS	MINIMUM LOT SIZE (Square Feet)	MAXIMUM DENSITY (Dwelling Unit/Lot)	Minimum Lot Width	SET BACK MINIMUMS		
				Front	Side	Rear
R3	6,000	1	60	25	5	15

- Maximum height allowed 45'



## Accessory Structures



## Accessory Structures

All Accessory Structures shall be located behind the front edge of the Primary Structure

ZONING CLASS	SET BACK MINIMUMS		
	Non-Primary Front	Side	Rear
R4	20	5	5